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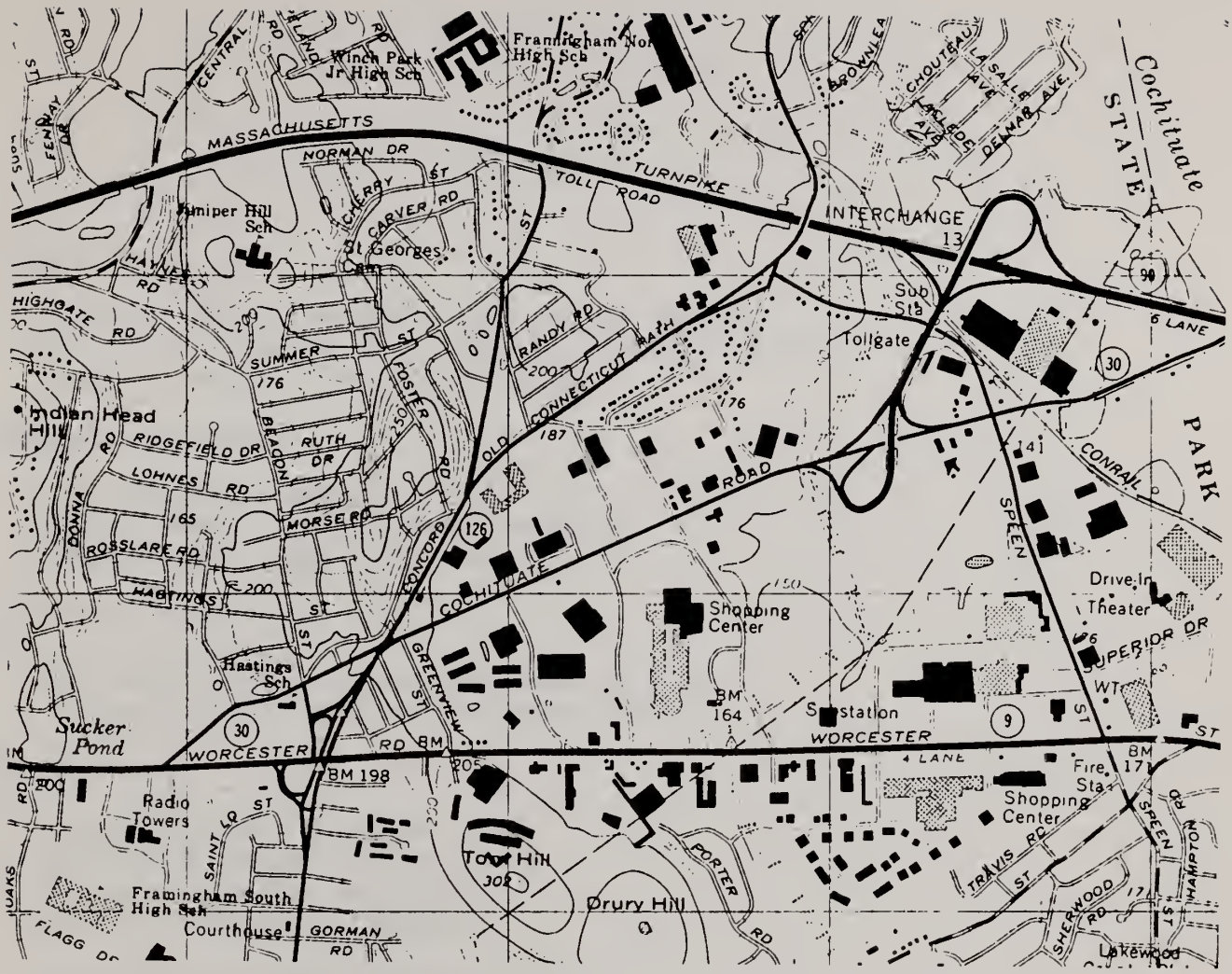
October 1987

GOLDEN TRIANGLE

Build-Out Analysis

an extension of the Route 9 Corridor Planning Study Framingham/Natick

Metropolitan Area Planning Council
110 Tremont Street
Boston, MA 02108



Map of study area: Golden Triangle, Framingham/Natick

Golden Triangle Build-out Analysis

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This build-out analysis was prepared at the request of the Central Transportation Planning Staff (CTPS) to estimate or project build-out employment data as a supplement to the Phase I Route 9 Corridor Planning Study, Short Range Element. (Metropolitan Area Planning Council, 1986)

Executive Summary

The Golden Triangle Build-out Analysis is an extension of the Phase I Route 9 Corridor Study, Short Range Element (hereafter the Route 9 Corridor Study) covering the area known as the Golden Triangle. The Triangle is located along the Route 9 corridor in Framingham and Natick and encompasses an area to the north enclosed by Speen Street, Route 30 and Old Connecticut Path (See map on title page). Considerable development has occurred along the Route 9 corridor and along the roads comprising the Triangle. Continued development in the Golden Triangle area will further complicate already difficult traffic problems.

Continued growth would require further road expansions in an area where roadway improvements, such as the Speen Street Beetleback over Route 9 and the current widening of Route 30, have already been completed. Funding for transportation improvements are limited and unprecedented economic growth in the MAPC region has increased competition for local, state, and federal transportation improvement funds. To balance this potential economic development and limited funding for the region's transportation improvement projects, growth management techniques should be considered and implemented.

Build-out describes a future scenario in which the floor area of buildings could increase to reach the full potential allowed by zoning. The Route 9 Corridor Study clearly demonstrated that up to 35 percent more development could occur along the corridor under current zoning. This build-out analysis projects that employment and the traffic it generates will significantly reduce both the capacity of existing road networks and the benefits of proposed transportation improvements if maximum development is allowed to occur. In the Golden Triangle up to 114 percent more development and 413 percent additional employment could occur under build-out conditions.

This information may be used as an early warning system by local, regional, and state officials to re-evaluate zoning and capital improvement plans, to anticipate problems and plan to minimize undesired effects of development.

Zoning changes, the use of parking structures and other development intensive initiatives have not been considered in this report. If such changes were to occur, the build-out estimates in this report would be conservative. MAPC staff is developing a generic build-out model for application to other studies.

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Introduction

This report was requested by transportation agencies who need land use projections and build-out and employment scenarios in the Golden Triangle area for a traffic generation model. It will be used to develop a growth management plan for the area and to examine different locations and other scenarios of development in later analyses. The Golden Triangle build-out computer model is an updated version of the computer model used in the Route 9 Corridor Study. As a result there are minor variations between this report and the Route 9 Corridor Study which are discussed further in the section on comparison with the Route 9 Corridor Study.

Study Area

The triangle study area is generally enclosed by Speen Street, Route 9 and Old Connecticut Path, including the intersection of Route 9 and Route 30. All parcels with frontage on these roadways have been included. The industrially zoned parcels along Old Connecticut Path just north of the Massasachusetts Turnpike have also been included. The Mercer Road industrial area south of Route 9 has not been included because it lacks frontage on roads within the triangle. Parcels located east of Speen Street along Superior Drive, and parcels fronting on both sides of all mentioned roadways have been included. No residential zones have been included in the study area.
(See map on page i)

Traffic Zones

Because traffic zones and boundaries have been modified since the Route 9 Corridor Study, new traffic zone numbers corresponding with old traffic zones have been assigned as follows:

For Framingham:

1) Old traffic zone 15 becomes new traffic zone 14 with the change in northeast boundaries to include Beacon Street to Summer Street to Hardy Road to Old Connecticut Path and in the southeast corner to exclude the Greenview Avenue corner of residential development;

2) Old traffic zones 18 and 19 become new traffic zones 12 and 12B;

3) Old traffic zone 13 becomes new traffic zone 21;

4) Old traffic zone 17 minus the northwest corner and including the southwest corner of Rt. 9/Route 30 becomes traffic zones 15A through D.

For Natick:

1) Old traffic zone 38 becomes new traffic zone 25;
2) Old traffic zone 39 becomes new traffic zone 26;
3) Old traffic zone 36 north of Route 9 becomes new traffic zones 27A, B and C.

Two traffic zone maps of the study area have been included in Appendix B. They are the Route 9 Corridor Study traffic zone map, 1986 and the Golden Triangle Build-out Analysis traffic zone map, 1987.

Build-out Methodology

A computer model was created for each town to estimate the maximum development potential for every business, commercial or industrial zoned parcel in the Golden Triangle area. The computer model utilizes the following dimensional requirements from local zoning bylaws to develop build-out data for each parcel: minimum frontage, minimum lot size, setbacks, height restrictions, floor/area ratio, maximum lot coverage, open space, wetlands and parking. The application of these dimensional requirements to lot size yields the maximum buildable floor area allowed under current zoning regulations. Wetlands are an added restriction for a few parcels. Wetlands for the Shopper's World and Natick Mall lots, available from environmental impact reports for proposed developments, have been used for this analysis. A few other parcels showed marginal wetlands, but that acreage data was not subtracted from build-out projections since relevant information was not readily available.

As in the Route 9 study, this build-out analysis is intended to be an approximation of the amount of additional allowable development. However, the analysis does not consider possible zoning variances, the use of structured parking, environmental constraints (except in the case of wetlands) or the redevelopment potential that may result from the combination of parcels. (See Appendix A for Function, Assumptions and Parameters of the Computer Model).

Comparison with the Route 9 Corridor Study

This analysis has integrated and updated data from the Route 9 Corridor Study Appendices. Assessor's data from the Route 9 Corridor Study were also used where applicable. However certain changes have resulted in new estimates of build-out and employment which may differ from the Route 9 Corridor Study. 1) It was necessary to rebuild the computer program in order to recreate the model used in the Route 9 Corridor Study. 2) A new conversion factor for retail land use was used to develop employment figures. 3) Additional parcels of land were added onto Natick Mall and Shoppers World parcels which were not required in the Route 9 Corridor Study. Although the data is comparable in both studies, the results are slightly different.

A draft report, Route 9 Land Use Scenarios was published as part of the Route 9 Corridor Study Phase II. This report draws important conclusions about the employment expected to be generated as the result of ultimate build-out, so it is important to explain the different approaches used to calculate employment. The Route 9 Land Use Scenarios draft report used a top-down approach in which total employment for each town was distributed to traffic zones based on each zone's share of existing development. Here, a bottom-up approach was used in which build-out square footage and employment was developed parcel by parcel and then aggregated to traffic zones. The employment conversion factors for retail land uses were different between the two studies. The Route 9 Corridor Study used 400 square feet/employee while the Golden Triangle Build-out Analysis used 588 square feet/employee. The result is that retail uses produce fewer employees and trips in the Golden Triangle study than in the Route 9 Corridor Study.

Special Conditions for Shoppers World and Natick Mall Parcels

In order to develop realistic build-out figures for these two large parcels, the percentage of wetlands, as listed in corresponding project EIRs, was calculated then subtracted from each parcel. The percentage of wetlands was determined as follows:

parcel	lot acreage	wetland acreage	% wetlands
Shopper's World	180.0	57.0	32.0%
Natick Mall	83.0	1.5	2.8%

Because the lot acreage data from the assessor's plans and the project EIR's did not correspond exactly, in this study the assessor's plan figures were used for the purpose of consistent parcel analysis. For Shopper's World the EIR reports 180 acres or 7,840,800 square feet while the assessor's plans showed 7,298,067 square feet (sum of parcels 20, 21, 21A, 22, 22A through E). Although the discrepancy is large (500,000 square feet), the assessor's plan data has been assumed correct in this study. The percentage of wetlands was applied to the assessor's plan figure. The wetlands square footage for Shopper's World site equals 2,335,381. This amount of wetlands has been subtracted from traffic zone 15c parcels only, the geographically correct traffic zone, rather than the entire aggregate of Shopper's World parcels.

For Natick Mall, the assessor's plan figure of 4,226,197 square feet which includes all parcels in new traffic zone 25, was used and the 2.8 percent wetlands figure was subtracted from each parcel. The traffic zone total reflects the amount of buildable square footage minus the wetland areas.

In both the Shopper's World and Natick Mall parcels, build-out was calculated from lot size and does not take into account proposed projects.

Conversion to Employment Projections

Build-out is a useful concept for thinking about what maximum allowable development and employment for different land uses could be for the region. However, in order to relate land use to transportation impacts, it is necessary to consider travel demands. The conversion of build-out (square feet) into employment (number of employees), is the first step for estimating travel demand. This step is discussed in this technical report. The Central Transportation Planning Staff (CTPS) will apply other factors to employment totals (number of employees) to project travel demands and to evaluate how these will affect the transportation system.

Conversion Factors

Conversion factors for office and retail land uses were based on existing use in the Golden Triangle area. These are the most intensive uses which could occur under zoning regulations. They predict a maximum-build scenario that is not altogether unrealistic. The conversion factors used to translate build-out into employment come from two different sources: Planning for Boston's Next Decade of Development, updated in 1983 by the Boston Redevelopment Authority (BRA) and the Quick-Response Urban Travel Estimation Techniques and Transferable Parameters from the National Cooperative Highway Research Program (NCHRP) Report #187. The office employment conversion factor, 220 square feet per employee, came from the Boston Redevelopment Authority (BRA) report, Planning for Boston's Next Decade of Development, 1983. The retail employment conversion factor, 588 square feet per employee, came from the Quick Response Urban Travel Estimation Techniques and Transferable Parameters, by the National Cooperative Highway Research Program (NCHRP) Report #187.

Residual Build-out

Residual build-out can be calculated when the existing building floor area is known. (Ultimate build-out - existing building size = residual built-out.) Residual build-out is a rough estimate of the amount of additional construction which could take place on each lot. Residual build-out can be aggregated to the Golden Triangle Area and given in terms of square footage and as a percent. Factors, such as the existing use of a parcel or whether any transformation would be likely are not considered, thus residual build-out data may be misleading.

Residual Employment

Residual employment is the additional amount of employment generated by ultimate build-out. Residual employment = ultimate employment - existing employment. Existing employment data is available in two forms: 1) by aggregating census block data to traffic zone levels and 2) by manipulating Division of Employment Security (DES) data so that employment by DPW zones could be redistributed to fit the new traffic zones. The former method involves a) researching which census blocks comprise each traffic zone and b) aggregating census block data to find existing employment by traffic zone.

The latter method involves conversion of DES employment figures from DPW zones into CTPS traffic zones. Although the DPW and CTPS zones are not exactly congruent, this method was used in this report because it gives a good estimation of residual employment with a reasonable amount of effort.

Results: Three Scenarios

Three scenarios have been developed to describe situations according to differing levels of employment and land uses. The three scenarios are: 1) A Lower Limit Employment Scenario assuming retail land uses, 2) An Upper Limit Employment Scenario assuming only office land uses, and 3) A Selective Employment Scenario composed of selected sections from the other two scenarios. These scenarios are quantified in Tables 1, 2, and 3 and are discussed in greater detail below. (See Appendix A for parameters used for each scenario)

Table 1, Lower Limit Employment Scenario:

This scenario shows a lower limit for ultimate employment by assuming retail uses where allowed. Since the retail conversion factor (588 square feet/employee) produces fewer employees per square foot than the office conversion factor, it has been used to develop the Lower Limit Employment Scenario.

There is a nonconformity in the case of Natick. Certain parcels are located in Industrial I and Industrial II land use zones which prohibit retail uses. These parcels are noted with an asterisk (*) on the computer printout. Although industrial land uses would give a lower build-out estimate than retail use, office use was determined to be more likely. Thus, where retail uses were not allowed, office uses were assumed. In fact then, a mix of land use types were used to create the Lower Limit Scenario.

Table 1 showed that under the Lower Limit Scenario of build-out, 7,422,214 additional square feet or 101% additional development could take place within the Golden Triangle. Employment could increase by 19,994 employees or as much as 144% under this scenario.

Table 2, Upper Limit Employment Scenario:

This scenario shows an upper limit for ultimate employment by assuming office uses. Since office uses are allowed in all land use zones studied, there are no exceptions such as those in Natick. Since the office conversion factor (220 square feet per employee) produced the most employees per square foot, it has been used to develop the Upper Limit Employment Scenario. Both the ultimate build-out and ultimate employment results were increased due to lesser parking needs and more employees required per square foot. This scenario provides an upper limit or maximum-build view of both build-out and employment.

Employment could increase by 57,467 employees or 413% under this scenario. Under the Upper Limit Scenario of build-out, building space could increase 8,374,982 square feet or 114%.

Table 3, Selective Employment Scenario:

This scenario provides a median approach to build-out that may be more realistic than the previous two scenarios. This scenario is the result of meetings involving CTPS, MAPC, Executive Office of Transportation and Construction (EOTC), Department of Public Works (DPW), and MetroWest representatives, and is a combination of the Upper and Lower Limit Employment Scenarios. Figures taken from the Upper Limit Employment Scenario are designated by a "U" in the traffic zone column on Table 3. Similarly, figures from the Lower Limit Employment Scenario are designated by an "L" in the traffic zone column. For this scenario of build-out, building space could increase by 7,806,734 square feet or 107%. Employment could increase by 35,376 employees or 254% under this scenario.

Table 1

Ultimate Build-out and Employment

Lower Limit Scenario

Traffic Old	Zone New	Existing Building Space (sf)*	Ultimate Build-out (sf)	Existing Employees	Ultimate Employees
Natick					
38	25	696,576	1,708,417	1,125	4,770
39	26	677,046	1,051,148	1,125	3,462
36	27A	296,292	697,531		3,170
36	27B	264,008	286,740	597	640
36	27C	856,391	1,424,548		5,553
Subtotal		2,790,313	5,168,384	2,847	17,595
Framingham					
19	12A	565,007	708,509	628	1,205
18	12B	800,308	1,202,431	1,409	2,045
15	14	98,783	216,622	877	371
17	15A	563,061	1,156,099		1,966
17	15B	768,828	1,547,876	4,916	2,633
17	15C	95,200	978,778		1,666
17	15D	938,173	2,110,434		3,592
13	21	708,422	1,661,176	3,288	2,826
Subtotal		4,537,782	9,581,925	11,058	16,304
Golden Triangle Total		7,328,095	14,750,309	13,905	33,899

*Existing Building Space information from Route 9 Corridor Study and Lozano, White and Associates.

Table 2

Ultimate Build-out and Employment

Upper Limit Scenario

Traffic Old	Zone New	Existing Building Space (sf)*	Ultimate Build-out (sf)	Existing Employees	Ultimate Employees
Natick					
35	25	696,576	2,087,501	1,125	9,488
39	26	677,046	1,106,362	1,125	5,027
36	27A	296,292	697,531		3,170
36	27B	264,008	291,699	597	1,326
36	27C	856,391	1,499,386		6,816
Subtotal		2,790,313	5,682,479	2,847	25,827
Framingham					
19	12A	565,007	748,925	628	3,404
18	12B	800,308	1,391,778	1,409	6,326
15	14	98,783	244,515	877	1,114
17	15A	563,061	1,236,865		5,622
17	15B	768,828	1,548,856	4,916	7,040
17	15C	95,200	991,284		4,505
17	15D	938,173	2,157,501		9,802
13	21	708,422	1,700,874	3,228	7,732
Subtotal		4,537,782	10,020,598	11,058	45,545
Golden Triangle Total		7,328,095	15,703,077	13,905	71,372

Table 3

Ultimate Build-out and Employment

Selective Scenario

Traffic Zone Old	Traffic Zone New	Existing Building Space (sf)*	Ultimate Build-out (sf)	Existing Employees	Ultimate Build-out Employees Lower Limit (Retail)	Ultimate Build-out Employees Upper Limit (Non-Retail)
Natick						
35	25,L	696,576	1,708,417	1,125	4,770	-
39	26,L	677,046	1,051,148	1,125	3,462	-
36	27,A,U	296,292	697,531		-	3,170
36	27B,U	264,008	291,699	597	-	1,326
36	27C,U	856,391	1,499,386		-	6,816
Subtotal		2,790,313	5,248,181	2,847	8,232	11,312
Framingham						
19	12A,U	565,007	748,925	628	-	3,404
18	12B,U	800,308	1,391,778	1,409	-	6,326
15	14,U	98,783	244,515	877	-	1,114
17	15A,L	563,061	1,156,099		1,966	—
17	15B,L	768,828	1,547,876	4,916	2,633	—
17	15C,L	95,200	978,778		1,666	
17	15D,U	938,173	2,157,501			9,802
13	21,L	708,422	1,661,176	3,228	2,826	
Subtotal		4,537,782	9,886,648	11,058	9,091	20,646
Golden Triangle Total		7,328,095	15,134,829	13,905	17,323	31,958

GLOSSARY OF TERMS

Computer Model Inputs

Available Parking Area & Needed Parking Area - The computer model utilizes both of these terms to iterate between building size and parking needs. Available parking area is computed based on a one-story building. Needed parking is calculated using a top down approach and considering Height and Floor Area - Ratio (FAR) restrictions. Starting with the largest possible building size allowed under height and FAR zoning restrictions, needed parking is calculated. If needed parking area exceeds available parking area, building size is reduced to fit available parking. The computer model iterates between available parking, building size and parking needs until a balance is reached.

Building size - The sum of the floor areas of every level of the building.

Floor Area Ratio - This ratio limits the total floor area or building size which can be constructed on a specific lot size.

Footprint - This represents the ground floor area (one-story) of a building.

Frontage - The length of the lot which fronts on the main road under study.

Lot size - This figure is taken from the assessor's maps and is generally expressed in square feet.

Maximum Allowable Building Area - This figure represents the largest footprint of a building permitted under local zoning that can be put on a lot.

Maximum Allowable Building Size - This figure represents the largest building size permitted under local zoning regulations that can be put on a lot.

Maximum Lot Coverage - This factor limits the maximum footprint allowed under local zoning as a percentage of the lot size.

Setbacks - Zoning regulations may require that there be front, side and rear setbacks which need to be subtracted from the lot size.

Computer Model Outputs

Residual Build-out - The amount of floor area that can be added onto an existing building to achieve build-out. It is calculated by subtracting existing building size from ultimate build-out.

Residual Employment - The amount of employment that will be added to existing employment if build-out occurs. It is calculated by subtracting existing employment (aggregated by census block or distributed from town level) from ultimate employment.

Ultimate Build-out - The largest building size, permitted under zoning regulations that can be put on a lot.

Ultimate Employment - The total amount of employment from a lot, if build-out were to occur. It is calculated by applying a conversion factor to ultimate build-out.

References

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12. Simon, Melvin and Associates, Inc., Shoppers World Reconstruction EIR, Framingham and Natick, 1985.

13. Town of Natick, Zoning By-Laws and Zoning Map, Natick, July 1987.

Appendix A

Function, Assumptions and Parameters of the Computer Model

The build-out program begins by using the lot size, frontage, depth, maximum height, and lot coverage ratio or floor area ratio to calculate both the maximum allowable buildable area and size. It then computes the area required for landscaped open space. The parking area required for the building is then calculated from the maximum building size and the remaining area available for parking is computed. If the required parking area is greater than the available parking area, the program successively reduces the building size through an iterative process until the available parking is greater than the needed parking area. From these calculations, build-out floor area, the number of stories, and parking spaces, the parking area and open space are determined by the computer model. Employment is then estimated from the floor area using an appropriate ratio (described below).

The program uses the following rates in its calculations:

PARKING NEEDS (taken from the zoning bylaws):

Framingham:

Office	1 parking space for every 250 square feet
Retail	1 parking space for every 200 square feet

Natick:

Office	1 parking space for every 400 square feet
Retail	1 parking space for every 250 square feet

It is also assumed that 1 parking space occupies 340 square feet (ref: CTPS, ITE Transportation and Traffic Engineering Handbook).

EMPLOYMENT CONVERSION FACTORS:

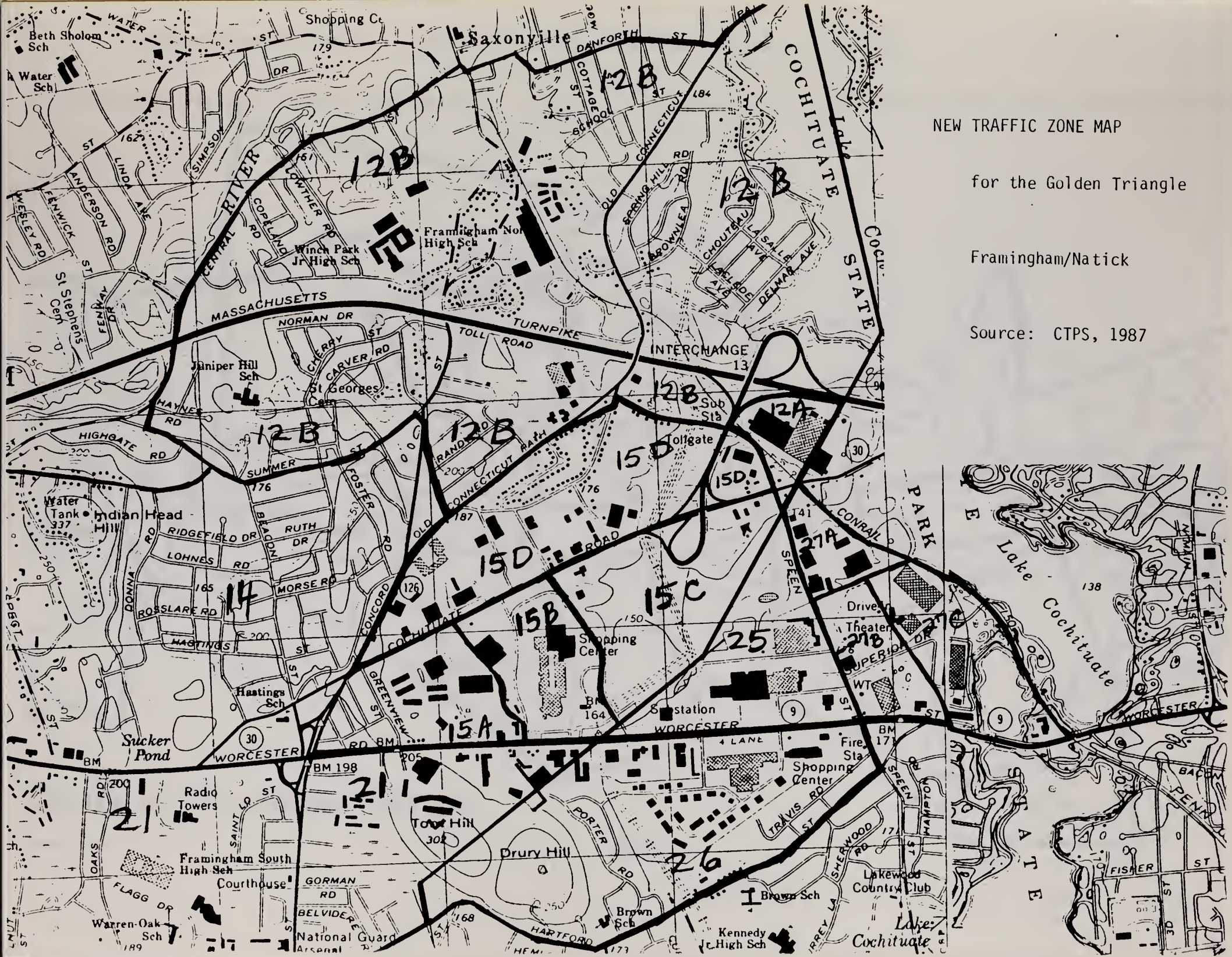
Office	1 employee for every 220 square feet
Retail	1 employee for every 588 square feet

These employment conversion factors were obtained from different sources and were selected by CTPS for use in Golden Triangle study area. The office employment conversion factor came from the BRA report, Planning for Boston's Next Decade of Development, Jason Kelly, Report #105 May 1980, revised 1983. The retail employment conversion factor came from the Quick Response Urban Travel Estimation Techniques and Transferable Parameters, User's Guide by the National Cooperative Highway Research Program Report #187.

Appendix B

Traffic Zone Maps

Shopping Cy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Shopping Ce
Saxonville
DANFORTH ST
COTTAGE SCHOOL ST
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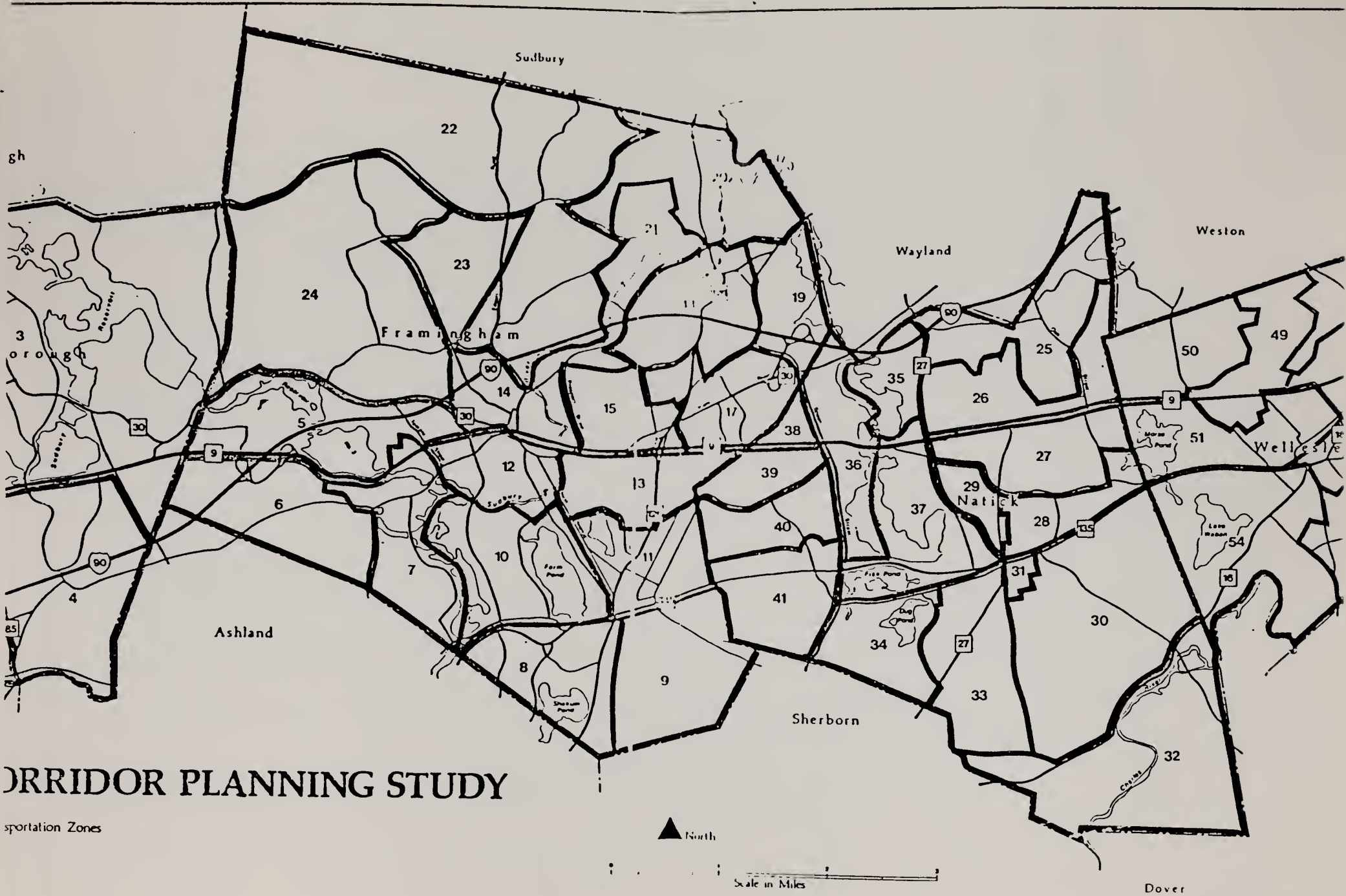
Lake Cochituate
WATER ST
179
DR
ST
162
SIMPSON
LINDA AVE
ANDERSON RD
FENWICK
WESLEY RD
CENTRAL RD
COPELAND
LOWTHER RD
RIVER
Framingham North High Sch
Winch Park Jr High Sch
OLD CONNECTICUT PATH
SPRING HILL RD
BROWNLEA
CHOUTEAU
LA SALLE AVE
LAKESIDE AVE
DELMAR AVE
St Stephens Cem
FENWAY DR
MASSACHUSETTS TURNPIKE
TOLL ROAD
INTERCHANGE 13
NORMAN DR
CHERRY ST
CARVER RD
Juniper Hill Sch
St Georges Cem
HAYNES RD
HIGHGATE RD
SUMMER ST
176
Sub Sta
12A
Tollgate
30
BRANDON RD
CONNECTICUT PATH
15D
Water Tank 337
Indian Head Hill
RIDGEFIELD DR
RUTH DR
LOHNES RD
MORSE RD
ROSSLARE RD
HASTINGS ST
DONNA RD
FOSTER RD
CONCORD
126
OLD ROAD
187
CONRAIL
PARK
141
27A
SPEEN
15C
15B
Shopping Center
25
Drive-In Theater
SUPERIOR DR
WT
Hastings Sch
Sucker Pond
WORCESTER RD
BM 164
BM 205
BM 198
15A
Fire Sta
BM 171
Shopping Center
TRAVIS RD
SHERWOOD RD
HAMPTON
Radio Towers
SAINT LO ST
OAKS RD
Tour Hill
302
PORTER RD
Drury Hill
Framingham South High Sch
Courthouse
GORMAN RD
FLAGG DR
BELVIDERE
Warren-Oak Sch
National Guard Arsenal
Brown Sch
Kennedy Jr High Sch
HARTFORD
Lakewood Country Club
Lake Cochituate
FISHER ST
PENN
BACON
NEWTON
138
170
168
189
173
NEW TRAFFIC ZONE MAP
for the Golden Triangle
Framingham/Natick
Source: CTPS, 1987

PREVIOUS TRAFFIC ZONE MAP Route 9 Corridor Planning Study Source: CTPS, 1986



ORRIDOR PLANNING STUDY

sportation Zones

Appendix C

Data Sheets

NATICK
BUILDOUT ANALYSIS - LOWER LIMIT SCENARIO
(for retail distribution)

MAP & LOT NO.	ADDRESS	OWNER		LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
** TRAFFIC ZONE 25									
16-02	330 SPEEN STREET	CONTINENTAL BAKING	*	N-I2	735206	255027	359096	1632	104069
16-02A	330 SPEEN STREET	FINARD WILLIAM	*	N-I2	283140	0	13500	61	13500
16-02B,02C	336 SPEEN STREET	NOLAN INC.	*	N-I2	328139	61270	61270	278	0
16-03	342 SPEEN STREET	MIDDLESEX CENTER	*	N-I2	401623	0	134535	612	134535
24-94	1391 WORCESTER STREET	MIDDLESEX CENTER	*	N-I2	213008	0	87006	395	87006
24-94A	1361 WORCESTER STREET	STAR MARKET CO.		N-C2	331250	31393	146140	249	114747
24-95	1321 WORCESTER STREET	FEDERATED DEPT. STORES C/O FILENE'S		N-C2	429937	54928	189678	323	134750
24-96	1311 WORCESTER STREET	FINARD, WM. GL ET AL TR. (NATICK MALL)		N-C2	672788	149128	296818	505	147690
24-97	1235 WORCESTER STREET	SEARS, ROEBUCK & CO.		N-C2	952848	144830	420374	715	275544
** Subtotal **					4347939	696576	1708417	4770	1011841
** TRAFFIC ZONE 26									
23-01E	1402 WORCESTER STREET			N-C2	25613	0	4726	8	4726
23-74	1400 WORCESTER STREET	NATICK CORP.		N-C2	115233	25200	50838	86	25638
24-88A	1262 WORCESTER STREET	ANDER, SYLVIA I.		N-C2	34307	7802	13884	24	6082
24-89A	1298 WORCESTER STREET	COHEN, HAROLD TR.	*	N-I1	171903	156402	156402	711	0
24-89CA	1274 WORCESTER STREET	COHEN, HAROLD	*	N-I1	111978	33492	33492	152	0
24-89CD	1290 WORCESTER STREET	COHEN, HAROLD	*	N-I1	26247	1827	11280	51	9453
24-89CE	1274 WORCESTER STREET	COHEN, HAROLD	*	N-I1	17761	2200	3052	14	852
24-89DA	1272 WORCESTER STREET	ANDER, SYLVIA I.		N-C2	6493	0	0	0	0
24-89E	3 DEAN ROAD	COHEN, HAROLD TR.	*	N-I1	59108	20956	20956	95	0
24-89F	1346 WORCESTER STREET	COHEN, HAROLD TR.	*	N-I1	23858	0	0	0	0
24-89G	1340 WORCESTER STREET	COHEN, HAROLD TR.	*	N-I1	84146	0	54447	247	54447
24-89H	1316 WORCESTER STREET	COHEN, HAROLD TR.	*	N-I1	134444	0	86993	395	86993
24-89I	1300 WORCESTER STREET	COHEN, HAROLD TR.	*	N-I1	153391	0	99253	451	99253
24-89K	1 MERCER ROAD	COHEN, HAROLD	*	N-I1	190307	89620	123140	560	33520
24-92A	1394 WORCESTER STREET	SACK THEATRE		N-C2	243130	23520	41774	71	18254
24-92B	1360 WORCESTER STREET	NATICK HOTEL ASSOC.		N-C2	270000	299999	299999	510	0
24-92C	1362 WORCESTER STREET	FIRESTONE TIRE & RUBBER		N-C2	74600	14480	32912	56	18432
24-92D	1364 WORCESTER STREET	THIBEAULT, ROBERT L.		N-C2	40000	1548	18000	31	16452
25-249	1244 WORCESTER STREET	COMM OF MASSACHUSETTS			2298	0	0	0	0
25-250A	1242 WORCESTER STREET	COMM OF MASSACHUSETTS			44272	0	0	0	0
25-251A	1252 WORCESTER STREET	COMM OF MASSACHUSETTS			29008	0	0	0	0
** Subtotal **					1858097	677046	1051148	3462	374102
** TRAFFIC ZONE 27A									
10-04	SPEEN STREET		*	N-I2	22020	0	1350	6	1350
10-05	341 SPEEN STREET	TRAILWAYS	*	N-I2	269200	5888	102060	464	96172
10-06	339 SPEEN STREET	GENERAZIO, FRANK	*	N-I2	93928	0	57960	263	57960
16-04A	339 SPEEN STREET	GENERAZIO, FRANK	*	N-I2	198570	30000	92648	421	62648
16-04AB	337 SPEEN STREET	ROSENBERGER, ANDREW	*	N-I2	114997	38879	95942	436	57063
16-04B	4 CHRYSLER ROAD	GENERAZIO, FRANK	*	N-I2	82525	44608	44608	203	0

* Retail uses prohibited; Buildout represents office use.

NATICK
BUILDOUT ANALYSIS - LOWER LIMIT SCENARIO
(for retail distribution)

MAP & LOT NO.	ADDRESS	OWNER		LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
16-04D	329 SPEEN STREET	FURNITURE WAREHOUSE	*	N-I2	174170	62479	100838	458	38359
17-05F	5 CHRYSLER ROAD	CHRYSLER CORP.	*	N-I2	250060	89550	132435	602	42885
17-20	6 CHRYSLER ROAD	ABRAMS BROS.	*	N-I2	94516	24888	69690	317	44802
** Subtotal **					1299986	296292	697531	3170	401239
** TRAFFIC ZONE 27B									
17-01	1205 WORCESTER STREET	WIENER, MAURICE - SOUTH BAYSHORE MNGMT		N-HM2	394653	233288	233288	397	0
17-03A,03B	313 SPEEN STREET	STRATTON REAL ESTATE	*	N-I2	85112	30720	30720	140	0
17-03C	SUPERIOR DRIVE	GENERAL ELECTRIC	*	N-I2	35024	0	0	0	0
17-04A	SUPERIOR DRIVE	LEGGAT, MCCALL, WERNER	*	N-I2	37700	0	22732	103	22732
** Subtotal **					552489	264008	286740	640	22732
** TRAFFIC ZONE 27C									
17-04	323 SPEEN STREET	NATICK AUTO THEATER	*	N-I2	958320	271004	277094	1260	6090
17-05A	30 SUPERIOR DRIVE	FEDERAL DEPT. STORES	*	N-I2	354630	301415	301415	1370	0
17-05B	SUPERIOR DRIVE	FEDERAL DEPT. STORES	*	N-I2	115185	0	54276	247	54276
17-05C	24 SUPERIOR DRIVE	LM&W VENTURES INC.	*	N-I2	197326	83972	126936	577	42964
17-08	1185 WORCESTER STREET	GRIFFITH, LEGGET, MCCALL, WESSER		N-HM1	118918	0	59713	102	59713
17-09A	19 SUPERIOR DRIVE	PRIME COMPUTER INC.	*	N-I2	861835	0	340097	1546	340097
17-09B	13 SUPERIOR DRIVE	NATICK DEPT. PUBLIC WORKS	*	N-I2	3385	0	0	0	0
17-09C	1143 WORCESTER STREET	GRIFFITH, JOHN		N-HM1	141526	200000	200000	340	0
17-09D	19 SUPERIOR DRIVE	GRIFFITH, JOHN		N-HM1	135907	0	65017	111	65017
** Subtotal **					2887032	856391	1424548	5553	568157
*** Total ***					10945543	2790313	5168384	17595	2378071

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NATICK
BUILDOUT ANALYSIS - UPPER LIMIT SCENARIO
(for office distribution)

MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
** TRAFFIC ZONE 25								
16-02	330 SPEEN STREET	CONTINENTAL BAKING	N-I2	735206	255027	359096	1632	104069
16-02A	330 SPEEN STREET	FINARD WILLIAM	N-I2	283140	0	13500	61	13500
16-02B,02C	336 SPEEN STREET	NOLAN INC.	N-I2	328139	61270	61270	278	0
16-03	342 SPEEN STREET	MIDDLESEX CENTER	N-I2	401623	0	134535	612	134535
24-94	1391 WORCESTER STREET	MIDDLESEX CENTER	N-I2	213008	0	87006	395	87006
24-94A	1361 WORCESTER STREET	STAR MARKET CO.	N-C2	331250	31393	198750	903	167357
24-95	1321 WORCESTER STREET	FEDERATED DEPT. STORES C/O FILENE'S	N-C2	429937	54928	257962	1173	203034
24-96	1311 WORCESTER STREET	FINARD, WM. GL ET AL TR. (NATICK MALL)	N-C2	672788	149128	403673	1835	254545
24-97	1235 WORCESTER STREET	SEARS, ROEBUCK & CO.	N-C2	952848	144830	571709	2599	426879
** Subtotal **				4347939	696576	2087501	9488	1390925
** TRAFFIC ZONE 26								
23-01E	1402 WORCESTER STREET		N-C2	25613	0	4726	21	4726
23-74	1400 WORCESTER STREET	NATICK CORP.	N-C2	115233	25200	69140	314	43940
24-88A	1262 WORCESTER STREET	ANDER, SYLVIA I.	N-C2	34307	7802	13884	63	6082
24-89A	1298 WORCESTER STREET	COHEN, HAROLD TR.	N-I1	171903	156402	156402	711	0
24-89CA	1274 WORCESTER STREET	COHEN, HAROLD	N-I1	111978	33492	33492	152	0
24-89CD	1290 WORCESTER STREET	COHEN, HAROLD	N-I1	26247	1827	11280	51	9453
24-89CE	1274 WORCESTER STREET	COHEN, HAROLD	N-I1	17761	2200	3052	14	852
24-89DA	1272 WORCESTER STREET	ANDER, SYLVIA I.	N-C2	6493	0	0	0	0
24-89E	3 DEAN ROAD	COHEN, HAROLD TR.	N-I1	59108	20956	20956	95	0
24-89F	1346 WORCESTER STREET	COHEN, HAROLD TR.	N-I1	23858	0	0	0	0
24-89G	1340 WORCESTER STREET	COHEN, HAROLD TR.	N-I1	84146	0	54447	247	54447
24-89H	1316 WORCESTER STREET	COHEN, HAROLD TR.	N-I1	134444	0	86993	395	86993
24-89I	1300 WORCESTER STREET	COHEN, HAROLD TR.	N-I1	153391	0	99253	451	99253
24-89K	1 MERCER ROAD	COHEN, HAROLD	N-I1	190307	89620	123140	560	33520
24-92A	1394 WORCESTER STREET	SACK THEATRE	N-C2	243130	23520	66838	304	43318
24-92B	1360 WORCESTER STREET	NATICK HOTEL ASSOC.	N-C2	270000	299999	299999	1364	0
24-92C	1362 WORCESTER STREET	FIRESTONE TIRE & RUBBER	N-C2	74600	14480	44760	203	30280
24-92D	1364 WORCESTER STREET	THIBEAULT, ROBERT L.	N-C2	40000	1548	18000	82	16452
25-249	1244 WORCESTER STREET	COMM OF MASSACHUSETTS		2298	0	0	0	0
25-250A	1242 WORCESTER STREET	COMM OF MASSACHUSETTS		44272	0	0	0	0
25-251A	1252 WORCESTER STREET	COMM OF MASSACHUSETTS		29008	0	0	0	0
** Subtotal **				1858097	677046	1106362	5027	429316
** TRAFFIC ZONE 27A								
10-04	SPEEN STREET		N-I2	22020	0	1350	6	1350
10-05	341 SPEEN STREET	TRAILWAYS	N-I2	269200	5888	102060	464	96172
10-06	339 SPEEN STREET	GENERAZIO, FRANK	N-I2	93928	0	57960	263	57960
16-04A	339 SPEEN STREET	GENERAZIO, FRANK	N-I2	198570	30000	92648	421	62648
16-04AB	337 SPEEN STREET	ROSENBERGER, ANDREW	N-I2	114997	38879	95942	436	57063
16-04B	4 CHRYSLER ROAD	GENERAZIO, FRANK	N-I2	82525	44608	44608	203	0

NATICK
BUILDOUT ANALYSIS - UPPER LIMIT SCENARIO
(for office distribution)

MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
16-04D	329 SPEEN STREET	FURNITURE WAREHOUSE	N-I2	174170	62479	100838	458	38359
17-05F	5 CHRYSLER ROAD	CHRYSLER CORP.	N-I2	250060	89550	132435	602	42885
17-20	6 CHRYSLER ROAD	ABRAMS BROS.	N-I2	94516	24888	69690	317	44802
** Subtotal **				1299986	296292	697531	3170	401239
** TRAFFIC ZONE 27B								
17-01	1205 WORCESTER STREET	WIENER, MAURICE - SOUTH BAYSHORE MNGMT	N-HM2	394653	233288	238247	1083	4959
17-03A,03B	313 SPEEN STREET	STRATTON REAL ESTATE	N-I2	85112	30720	30720	140	0
17-03C	SUPERIOR DRIVE	GENERAL ELECTRIC	N-I2	35024	0	0	0	0
17-04A	SUPERIOR DRIVE	LEGGAT, MCCALL, WERNER	N-I2	37700	0	22732	103	22732
** Subtotal **				552489	264008	291699	1326	27691
** TRAFFIC ZONE 27C								
17-04	323 SPEEN STREET	NATICK AUTO THEATER	N-I2	958320	271004	277094	1260	6090
17-05A	30 SUPERIOR DRIVE	FEDERAL DEPT. STORES	N-I2	354630	301415	301415	1370	0
17-05B	SUPERIOR DRIVE	FEDERAL DEPT. STORES	N-I2	115185	0	54276	247	54276
17-05C	24 SUPERIOR DRIVE	LM&W VENTURES INC.	N-I2	197326	83972	126936	577	42964
17-08	1185 WORCESTER STREET	GRIFFITH, LEGGET, MCCALL, WESSER	N-HM1	118918	0	95541	434	95541
17-09A	19 SUPERIOR DRIVE	PRIME COMPUTER INC.	N-I2	861835	0	340097	1546	340097
17-09B	13 SUPERIOR DRIVE	NATICK DEPT. PUBLIC WORKS	N-I2	3385	0	0	0	0
17-09C	1143 WORCESTER STREET	GRIFFITH, JOHN	N-HM1	141526	200000	200000	909	0
17-09D	19 SUPERIOR DRIVE	GRIFFITH, JOHN	N-HM1	135907	0	104027	473	104027
** Subtotal **				2887032	856391	1499386	6816	642995
*** Total ***				10945543	2790313	5682479	25827	2892166

FRAMINGHAM
BUILDOUT ANALYSIS - LOWER LIMIT SCENARIO
(for retail distribution)

MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
** TRAFFIC ZONE 12A								
311-235-01	730 COCHITUATE ROAD	THOMAS & CAROL LYDON	F-M	48184	2340	18382	31	16042
311-235-02	160 SPEEN STREET	NATICK OFFICE PARK RLTY TRUST	F-M	33809	15816	16440	28	624
311-235-03	740 COCHITUATE ROAD	NEW ENGLAND SAND & GRAVEL	F-M	95832	95832	95832	163	0
311-235-04	COCHITUATE ROAD	GENERAZIO REALTY TRUST	F-M	381312	0	126836	216	126836
311-235-20,21,22	SPEEN STREET	CAMPANELLI FRAMINGHAM TRUST	F-M	473770	451019	451019	767	0
** Subtotal **				1032907	565007	708509	1205	143502
** TRAFFIC ZONE 12B								
311-235-09	150 SPEEN STREET	LUCHETTI FAMILY TRUST	F-M	31000	10500	14554	25	4054
312-236-08	SPEEN STREET	LUCHETTI FAMILY TRUST	F-M	46700	46700	46700	79	0
312-236-11	110 SPEEN STREET	BOSTON EDISON	F-M	56560	504	27504	47	27000
312-236-12	10 SPEEN STREET	SPEEN STREET REALTY CO.	F-M	92313	7476	31783	54	24307
312-236-12A	20 SPEEN STREET	SPEEN STREET REALTY CO.	F-M	100084	7476	45993	78	38517
312-236-12B	40 SPEEN STREET	SPEEN STREET REALTY CO.	F-M	59644	7476	26324	45	18848
312-236-12C	50 SPEEN STREET	SPEEN STREET ASSOC.	F-M	61289	15782	29803	51	14021
312-236-13	OLD CONN. PATH	JET REALTY TRUST	F-M	118160	200	4497	8	4297
312-236-13A	615 OLD CONN. PATH	CENTRAL TIRE & SERVICE	F-M	36000	5940	17506	30	11566
312-236-13B	30 SPEEN STREET	SPEEN STREET REALTY CO.	F-M	110354	38199	43874	75	5675
312-236-13C	601 OLD CONN. PATH	SHELL OIL CO.	F-M	18680	2017	8241	14	6224
348-112-01A,01D	494 OLD CONN. PATH	PRIME COMPUTER	F-M	1111210	183524	359480	611	175956
348-112-01B	490 OLD CONN. PATH	NATIONAL DAIRY PRODUCTS	F-M	398574	282520	282520	480	0
348-112-02	495 OLD CONN. PATH	OCP GENERAL PARTNERSHIP	F-M	29509	1680	14349	24	12669
348-112-02B	492 OLD CONN. PATH	CENTROS HOUSE LTD. PARTNERSHIP	F-M	253655	74490	123346	210	48856
348-112-03	438 OLD CONN. PATH	SAXONY APTS. INC.	F-M	115824	115824	115824	197	0
348-112-04A	484 OLD CONN. PATH	A.M. REALTY TRUST	F-M	20838	0	10133	17	10133
** Subtotal **				2660394	800308	1202431	2045	402123
** TRAFFIC ZONE 14								
249-152-01,02	21 COCHITUATE ROAD	RAYMOND & RUTH WONG	F-B	6173	0	2724	5	2724
249-152-03	COCHITUATE ROAD	EDWARD F. WILSON	F-B	5555	1462	2548	4	1086
249-152-04,05	COCHITUATE ROAD	ARTHUR & MARGERY FITTS	F-B	13800	1298	5794	10	4496
249-152-06	435 WORCESTER ROAD	FAIR, JAMES & EVA	F-B	9300	0	3426	6	3426
249-152-07	435 WORCESTER ROAD	FAIR, JAMES & EVA	F-B	9300	1588	3568	6	1980
249-152-08	429 WORCESTER ROAD	429 WORCESTER RD RTY TRST	F-B	5800	1000	2092	4	1092
249-152-09,10	WORCESTER ROAD	ARTHUR & MARGERY FITTS	F-B	14565	5700	6221	11	521
249-152-11	413 WORCESTER ROAD	JUXINH & NG SHEA	F-B	18460	3305	8039	14	4734
249-152-12	407 WORCESTER ROAD	JUXINH & NG SHEA	F-B	19310	3305	8465	14	5160
249-152-13	401 WORCESTER ROAD	JUXINH & NG SHEA	F-B	23230	3200	10373	18	7173
249-152-17	439 WORCESTER ROAD	KD REALTY TRUST	F-B	8915	1260	3509	6	2249
253-153-01	367 WORCESTER ROAD	JOSEPH & ROSE FERRO	F-B	6090	1369	1703	3	334
253-153-02	357 WORCESTER ROAD	OLD TYNG TRUST	F-B	6487	1510	2408	4	898

FRAMINGHAM
BUILDOUT ANALYSIS - LOWER LIMIT SCENARIO
(for retail distribution)

MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
253-153-03	355 WORCESTER ROAD	FEDERAL GLASS & MIRROR CO	F-B	6535	8204	8204	14	0
253-153-04	345 WORCESTER ROAD	FEDERAL GLASS & MIRROR CO	F-B	6584	3500	3500	6	0
253-153-06A	335 WORCESTER ROAD	NEWHOUSE ET AL	F-B	8500	1100	1100	2	0
253-153-12	389 WORCESTER ROAD	WARREN, RAYMOND T.	F-B	15028	1480	6376	11	4896
253-153-13	373 WORCESTER ROAD	CARLETTI, ALBERT	F-B	17120	1800	7820	13	6020
253-153-13A	367 WORCESTER ROAD	JOSEPH & ROSE FERRO	F-B	10624	0	3947	7	3947
253-153-13B	369 WORCESTER ROAD	JOSEPH & ROSE FERRO	F-B	6860	1970	3430	6	1460
253-153-14	381 WORCESTER ROAD	ALBERT & EUGENIA CARLETTI	F-B	8118	1344	3167	5	1823
253-153-15	375 WORCESTER ROAD	ALBERT & EUGENIA CARLETTI	F-B	16750	2975	6944	12	3969
253-153-16	393 WORCESTER ROAD	PAPAUASILION	F-B	19089	3160	8400	14	5240
253-153-17	392 WORCESTER ROAD	PAPAUASILION	F-B	2450	0	509	1	509
254-109-01A	COCHITUATE ROAD	ANDREW & THEMIS KARPOUZIS	F-B	21735	0	8356	14	8356
254-109-02	824 CONCORD STREET	HT REALTY CORP.	F-B	5807	1368	2904	5	1536
254-109-03,04	828 CONCORD STREET	FRAMINGHAM COOP. BANK	F-B	27555	7560	12211	21	4651
254-109-05	846 CONCORD STREET	MICHELSON/GRIFFEN TRS.	F-B	15665	2347	7832	13	5485
254-109-06-09	33 BEACON STREET	ARTHUR & FOTINI GRONTZOS	F-B	30156	11600	13345	23	1745
254-109-10	51 BEACON STREET	NICHOLAS & CATHERINE BELL	F-B	7240	1344	2453	4	1109
254-109-11,12	FAIRBANKS	ARTHUR & FOTINI GRONTZOS	F-B	25445	3177	12064	21	8887
254-109-13-4,20A	216 CONCORD STREET	ARTHUR & FOTINI GRONTZOS	F-B	18340	1248	7372	13	6124
254-109-20	155 COCHITUATE ROAD	ANDREW & THEMIS KARPOUZIS	F-B	23630	4720	11815	20	7095
254-110-01	146 COCHITUATE ROAD	JOHN & SHEILA HARRIS	F-P	1715	1715	1715	3	0
254-110-02	150 COCHITUATE ROAD	FAT REALTY TRUST	F-P	10320	948	2915	5	1967
254-110-09,10,11	160 COCHITUATE ROAD	ROYCE TRUST	F-P	15975	12226	12226	21	0
254-111-02-08	COCHITUATE ROAD	ROYCE TRUST	F-P	39744	0	7147	12	7147
** Subtotal **				507970	98783	216622	371	117839
** TRAFFIC ZONE 15A								
250-101-01	315 WORCESTER ROAD	SCULOS REALTY TRUST	F-B	16215	4800	6890	12	2090
250-101-19	301 WORCESTER ROAD	S&S REALTY TRUST	F-B	22123	13600	13600	23	0
250-101-25	300 WORCESTER ROAD	S&S REALTY TRUST	F-B	7195	0	2697	5	2697
251-103-01	271 WORCESTER ROAD	271 WORCESTER RD RTY TRST	F-B	10479	1841	4267	7	2426
251-103-02	265 WORCESTER ROAD	ALAN E. SINGER	F-B	10500	970	4250	7	3280
251-103-03	263 WORCESTER ROAD	FEDOR FAMILY TRUST	F-B	10450	0	4217	7	4217
251-103-04	255 WORCESTER ROAD	MABEL G & LEOR FEDOR	F-B	14400	1085	6035	10	4950
251-103-05	247 WORCESTER ROAD	PJRK REALTY TRUST	F-B	16350	1622	6928	12	5306
251-103-06	235 WORCESTER ROAD	FLORIDA REALTY	F-B	27083	6000	12122	21	6122
251-103-08	231 WORCESTER ROAD	JACK B & ILLYANE NGAU	F-B	17397	0	7607	13	7607
251-103-27	277 WORCESTER ROAD	TAG TRUST	F-B	10017	3900	3965	7	65
251-103-28	275 WORCESTER ROAD	TAG TRUST	F-B	5614	0	1984	3	1984
344-107-01	225 WORCESTER ROAD	225 WORCESTER ROAD INC.	F-B	32616	6684	14319	24	7635
344-107-02	221 WORCESTER ROAD	LEE REALTY TRUST	F-B	9150	2400	3581	6	1181
344-107-03	215 WORCESTER ROAD	CAROB REALTY TRUST	F-B	9150	2400	3581	6	1181
344-107-04	209 WORCESTER ROAD	CHAS & IDA GREEN	F-B	9132	2208	3602	6	1334
344-107-05	205 WORCESTER ROAD	CHAS & IDA GREEN	F-B	14570	1900	5926	10	4026
344-108-12,14B	251 COCHITUATE ROAD	JOHN & CATHERINE BRIASCO	F-B	42735	13546	16851	29	3305
344-108-14,13,15	257 COCHITUATE ROAD	T.D. STEELE	F-B	31771	10864	15886	27	5022

FRAMINGHAM
BUILDOUT ANALYSIS - LOWER LIMIT SCENARIO
(for retail distribution)

MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
344-108-14A,17	259 COCHITUATE ROAD	CHARLES T. DEMARTINI	F-B	56439	3282	27969	48	24687
344-108-18,G,19D	GREENVIEW STREET	CAMELOT REALTY TRUST	F-B	549306	25110	274653	467	249543
344-108-18B	345 COCHITUATE ROAD	FARLEY REVOCABLE TRUST	F-B	160960	13272	80480	137	67208
344-108-18CD,19C	341 COCHITUATE ROAD	DORIAN PLAZA ASSOC.	F-B	217800	67754	71124	121	3370
344-108-18E	343 COCHITUATE ROAD	MCCARTHY, FARLEY, & LAVIN	F-B	47430	4416	20775	35	16359
344-108-18F	343 COCHITUATE ROAD	MCCARTHY, FARLEY, & LAVIN	F-B	19367	104480	104480	178	0
344-108-19A,18A	121 WORCESTER ROAD	COMMANDER CORP & ELEANOR REALTY CO.	F-B	489622	104480	206558	351	102078
344-108-19B	WORCESTER ROAD	HANNA ET AL & SHAY	F-B	14630	0	7315	12	7315
344-108-20A	155 WORCESTER ROAD	FARLEY IRREVOCABLE TRUST	F-B	278528	134370	139264	237	4894
344-108-23A	85 WORCESTER ROAD	HANNA ENTERPRISES FRAMINGHAM TRUST	F-B	22600	17010	17010	29	0
344-108-24	113 WORCESTER ROAD	KEN'STEAK HOUSE	F-B	136335	15067	68163	116	53096
** Subtotal **				2309964	563061	1156099	1966	593038
** TRAFFIC ZONE 15B								
344-108-22AB,20	1 WORCESTER ROAD	EQUITABLE LIFE ASSURANCE	F-B	3086748	768828	1543374	2625	774546
344-109-21A	COCHITUATE ROAD	SHOPPERS WORLD INC.	F-B	10965	0	4502	8	4502
** Subtotal **				3097713	768828	1547876	2633	779048
** TRAFFIC ZONE 15C								
344-109-21,22,CD	417 COCHITUATE ROAD	EQUITABLE LIFE SHOPPERS WORLD	F-B	4058449	0	848233	1443	848233
344-109-22E	COCHITUATE ROAD	EQUITABLE LIFE SHOPPERS WORLD	F-B	141907	41086	70954	121	29868
344-110-01,2C,2B	COCHITUATE ROAD	GENERAZIO REALTY	F-M1	13967	5786	5786	10	0
344-110-02	COCHITUATE ROAD	QUESTAS REALTY	F-M1	30000	9188	9600	16	412
344-110-03	COCHITUATE ROAD	GENERAZIO & ACTON	F-M	48350	24550	24550	42	0
344-110-03A	COCHITUATE ROAD	BICKNELL INC.	F-M1	30025	10000	12733	22	2733
344-110-03B	COCHITUATE ROAD	RT. 30 REALTY TRUST	F-M1	21630	4590	6922	12	2332
** Subtotal **				4344328	95200	978778	1666	883578
** TRAFFIC ZONE 15D								
347-111-01	COCHITUATE ROAD	TOWN OF FRAMINGHAM	F-P	11573	0	2347	4	2347
347-111-02	869 CONCORD STREET	JAMES D. KINKEAD	F-P	13000	1851	2635	4	784
347-111-03	873 CONCORD STREET	MARCEL REAL ESTATE TRUST	F-P	12200	3617	3617	6	0
347-111-04	CONCORD STREET	FIRST CHUCH OF CHRIST SCIENTIST	F-P	11300	0	2826	5	2826
347-111-05,06	CONCORD STREET	FIRST CHURCH OF CHRIST SCIENTIST	F-P	28845	0	8357	14	8357
347-111-07	222 COCHITUATE ROAD	ALESSANDRO PIGA	F-P	11883	11883	11883	20	0
347-111-08	236 COCHITUATE ROAD	MCCARTHY REALTY TRUST	F-P	15038	1368	3416	6	2048
347-111-09	246 COCHITUATE ROAD	OWEN & MARGARET MARTIN	F-P	13950	2308	3693	6	1385
347-111-10	252 COCHITUATE ROAD	GEORGE PIGA	F-P	12550	0	3636	6	3636

FRAMINGHAM
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MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
347-111-11,11E	947 CONCORD STREET	COMMONWEALTH CENTER TRUST	F-P	64055	17756	18557	32	801
347-111-11A	CONCORD STREET	COMMONWEALTH CENTER TRUST	F-P	124219	27663	35987	61	8324
347-111-11B	983 CONCORD STREET	COMMONWEALTH CENTER TRUST	F-P	139392	23136	40383	69	17247
347-111-11C,D	254 COCHITUATE ROAD	CASPAR REALTY TRUST	F-P	40580	2656	11756	20	9100
347-111-12	270 COCHITUATE ROAD	CAPE COD REALTY TRUST	F-P	54210	4430	15705	27	11275
347-111-13,14	330 COCHITUATE ROAD	ELJOHNAN INC.	F-P	248700	44112	72050	123	27938
347-111-15	260 COCHITUATE ROAD	COMMONWEALTH CENTER TRUST	F-P	100696	22926	29172	50	6246
347-111-16	969 CONCORD STREET	BROSSI CONSTRUCTION CO.	F-P	138594	19327	40151	68	20824
349-111-01B	694 COCHITUATE ROAD	ALBERT ROUSSEAU JR.	F-M1	45085	0	14427	25	14427
349-111-01C	650 COCHITUATE ROAD	ALBERT ROUSSEAU JR.	F-M1	163740	0	52397	89	52397
349-114-01A	696 COCHITUATE ROAD	ALBERT ROUSSEAU JR.	F-M1	27250	0	11133	19	11133
349-114-02,3A,4A	111 SPEEN STREET	ICM PROPERTY INVESTORS	F-M1	286163	22204	91572	156	69368
349-114-03	85 SPEEN STREET	NEEDHAM-SPEEN REALTY	F-M1	23204	2742	7425	13	4683
349-114-06A	183 NEWBURY STREET	FRAMINGHAM NEWBURY LTD. PARTNERSHIP	F-M1	52677	56798	56798	97	0
349-114-07	NEWBURY STREET	FRAMINGHAM NEWBURY LTD. PARTNERSHIP	F-M1	55021	0	19967	34	19967
349-114-07B,06M	NEWBURY STREET	ZAYRE EIGHT REALTY CORP.	F-M1	375665	0	153117	260	153117
349-114-08,08A-F	SPEEN STREET	ZAYRE EIGHT REALTY CORP.	F-M1	487655	0	42561	72	42561
349-114-09	NEWBURY STREET	FRAMINGHAM NEWBURY LTD. PARTNERSHIP	F-M1	13973	0	4471	8	4471
349-114-10	185 NEWBURY STREET	KATHLEEN BROWN	F-M1	8385	1259	3464	6	2205
349-114-11	BURR STREET	WORCESTER TERMINAL CORP.	F-M1	185003	0	59201	101	59201
349-114-12	BURR STREET	WORCESTER TERMINAL CORP.	F-M1	169570	0	54262	92	54262
349-114-15	BURR STREET	WORCESTER TERMINAL CORP.	F-M1	19024	0	6743	11	6743
349-114-16A	BURR STREET	WORCESTER TERMINAL CORP.	F-M1	63587	0	20348	35	20348
350-116-02,8CDH	NEWBURY STREET	ZARELLA RLTY TRUST/FOLEY	F-M1	495276	0	158488	270	158488
350-117-01,AB,06	490 COCHITUATE ROAD	THE FRAMINGHAM TRUST	F-M1	109430	3440	35018	60	31578
350-117-02	139 NEWBURY STREET	N & D ASSOCIATES	F-M1	183541	22880	58733	100	35853
350-117-02A,04	500 COCHITUATE ROAD	COMMONWEALTH CENTER TRUST	F-M1	113942	16560	36461	62	19901
350-117-02B,10	COCHITUATE ROAD	COMMONWEALTH CENTER TRUST	F-M1	78603	0	25153	43	25153
350-117-03	10 BURR STREET	ALPER & SONS INC.	F-M1	43488	22273	22273	38	0
350-117-05	14 BURR STREET	BURR STREET REALTY TRUST	F-M1	56175	8181	17976	31	9795
350-117-08	125 NEWBURY STREET	MELCO CORP. OF MASS.	F-M1	127499	62133	62133	106	0
350-117-11	510 COCHITUATE ROAD	AMABILE REALTY	F-M1	188202	28338	55307	94	26969
350-118-01,01E	400 COCHITUATE ROAD	WHITTIER MALL ASSOC.	F-M1	582324	342253	342253	582	0
350-118-01A	235 OLD CONN. PATH	COMMONWEALTH CENTER TRUST	F-M1	270072	88451	88451	150	0
350-118-01B	COCHITUATE ROAD	NEW ENGLAND TELEPHONE	F-M1	406651	0	151078	257	151078
350-118-01D	25 NEWBURY STREET	ARITECK CORP.	F-M1	478292	77628	153053	260	75425
** Subtotal **				6150282	938173	2110434	3592	1172261
** TRAFFIC ZONE 21								
068-135-01	300 WORCESTER ROAD	CASMAR REALTY TRUST	F-8	6111	1298	2204	4	906
068-135-02	298 WORCESTER ROAD	FRANK J. SCHIAPPA	F-8	5185	1450	1840	3	390
068-135-03	296 WORCESTER ROAD	BELLORA FAMILY TRUST	F-8	5179	1600	1840	3	240
068-135-04	292 WORCESTER ROAD	BELLORA FAMILY TRUST	F-8	5173	1854	1854	3	0

FRAMINGHAM
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MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
068-135-05	290 WORCESTER ROAD	BELLORA FAMILY TRUST	F-B	5168	1650	1817	3	167
068-135-06	288 WORCESTER ROAD	BELLORA FAMILY TRUST	F-B	5162	0	1818	3	1818
068-135-07	282 WORCESTER ROAD	S.E.M. REALTY TRUST	F-B	10721	0	4157	7	4157
068-135-22	314 WORCESTER ROAD	A.C.S. DEVELOPMENT	F-B	3529	0	981	2	981
068-135-23	314 WORCESTER ROAD	A.C.S. DEVELOPMENT CORP.	F-B	3448	0	886	2	886
068-135-24	314 WORCESTER ROAD	A.C.S. DEVELOPMENT CORP.	F-B	5832	0	2214	4	2214
068-135-25	314 WORCESTER ROAD	A.C.S. DEVELOPMENT	F-B	6808	4476	4476	8	0
068-135-26	312 WORCESTER ROAD	CHARLES H. BRACKEN	F-B	6931	1154	2630	4	1476
068-137-01	280 WORCESTER ROAD	S.E.M. REALTY TRUST	F-B	59928	52800	52800	90	0
068-137-02	268 WORCESTER ROAD	JANE & HUA-CHEN CHEUNG	F-B	6474	0	2400	4	2400
068-137-03	250 WORCESTER ROAD	PAUL A ROBERTS & ROBERT MOISAN	F-B	8629	1612	3395	6	1783
068-137-07	266 WORCESTER ROAD	JANE & HUA-CHEN CHEUNG	F-B	9957	1163	4024	7	2861
087-140-05	240 WORCESTER ROAD	BUSINESSLAND INC,	F-B	25382	4914	11430	19	6516
087-140-11	248 WORCESTER ROAD	KENNETH MONTANA	F-B	9825	2576	4002	7	1426
087-141-01	220 WORCESTER ROAD	CABOT HOUSES OF FRAMINGHAM REALTY TR.	F-B	268294	124630	134147	228	9517
088-142-01	60 WORCESTER ROAD	NORTHEAST MOTEL	F-B	37160	24000	24000	41	0
088-142-01A	70 WORCESTER ROAD	GIOVANNIS, INC	F-B	20637	1629	8988	15	7359
088-142-01B	60 WORCESTER ROAD	FRANKLIN ELLIS TRUST	F-B	52485	13600	25045	43	11445
088-142-01C	50 WORCESTER ROAD	LEONAR FOREMAN, INC.	F-B	37160	34250	34250	58	0
088-142-02	86 WORCESTER ROAD	CONSULATE REALTY TRUST	F-B	179605	52620	89802	153	37182
088-142-04	100 WORCESTER ROAD	EUGENE TRUST	F-B	8180	7500	7500	13	0
088-142-05	90 WORCESTER ROAD	WESTPARK TRUST	F-B	162478	0	55577	95	55577
088-142-05B	130 WORCESTER ROAD	WORCESTER RD. SIXTH TRUST	F-B	3155	0	0	0	0
088-142-05C	90 WORCESTER ROAD	MAININI PROPERTIES, INC.	F-B	69260	27060	27060	46	0
088-142-07	120 WORCESTER ROAD	HOWARD JOHNSON COMPANY	F-B	58250	80115	80115	136	0
088-142-07A	130 WORCESTER ROAD	SIXTH TRUST	F-B	134275	39600	56265	96	16665
088-142-07B	130 WORCESTER ROAD	SIXTH TRUST	F-B	21575	60054	60054	102	0
088-142-09	150 WORCESTER ROAD	TRITON INDUSTRIES INC.	F-B	102400	24000	50598	86	26598
088-142-10	140 WORCESTER ROAD	G.G. & H REALTY TRUST	F-B	16800	1505	6971	12	5466
088-142-14	180 WORCESTER ROAD	CABOT HOUSE & FRAMINGHAM RLTY TRUST	F-B	261424	0	130712	222	130712
088-142-14A	2 WORCESTER ROAD	COGAN, DAVID	F-B	134	0	0	0	0
088-142-14B	2 WORCESTER ROAD	NORTHEAST MOTEL	F-B	5000	0	1731	3	1731
175-001-01	350 WORCESTER ROAD	CATHOLIC FAMILY COUNSELING INC. BOSTON	F-B	180338	9012	90169	153	81157
175-001-04	400 WORCESTER ROAD	COMM OF MASS, ARMORY COMMISSION	F-B	192945	35600	96472	164	60872
175-001-05	450 WORCESTER ROAD	COMM OF MASS, DEPT OF PUBLIC SAFETY	F-B	1153904	96700	576952	981	480252
** Subtotal **				3154901	708422	1661176	2826	952754
*** Total ***				23258459	4537782	9581925	16304	5044143

FRAMINGHAM
BUILDOUT ANALYSIS - UPPER LIMIT SCENARIO
(for office distribution)

MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
** TRAFFIC ZONE 12A								
311-235-01	730 COCHITUATE ROAD	THOMAS & CAROL LYDON	F-M	48184	2340	22978	104	20638
311-235-02	160 SPEEN STREET	NATICK OFFICE PARK RLTY TRUST	F-M	33809	15816	20551	93	4735
311-235-03	740 COCHITUATE ROAD	NEW ENGLAND SAND & GRAVEL	F-M	95832	95832	95832	436	0
311-235-04	COCHITUATE ROAD	GENERAZIO REALTY TRUST	F-M	381312	0	158545	721	158545
311-235-20,21,22	SPEEN STREET	CAMPANELLI FRAMINGHAM TRUST	F-M	473770	451019	451019	2050	0
** Subtotal **				1032907	565007	748925	3404	183918
** TRAFFIC ZONE 12B								
311-235-09	150 SPEEN STREET	LUCHETTI FAMILY TRUST	F-M	31000	10500	18192	83	7692
312-236-08	SPEEN STREET	LUCHETTI FAMILY TRUST	F-M	46700	46700	46700	212	0
312-236-11	110 SPEEN STREET	BOSTON EDISON	F-M	56560	504	34380	156	33876
312-236-12	10 SPEEN STREET	SPEEN STREET REALTY CO.	F-M	92313	7476	39729	181	32253
312-236-12A	20 SPEEN STREET	SPEEN STREET REALTY CO.	F-M	100084	7476	57491	261	50015
312-236-12B	40 SPEEN STREET	SPEEN STREET REALTY CO.	F-M	59644	7476	32905	150	25429
312-236-12C	50 SPEEN STREET	SPEEN STREET ASSOC.	F-M	61289	15782	37254	169	21472
312-236-13	OLD CONN. PATH	JET REALTY TRUST	F-M	118160	200	5622	26	5422
312-236-13A	615 OLD CONN. PATH	CENTRAL TIRE & SERVICE	F-M	36000	5940	21882	99	15942
312-236-13B	30 SPEEN STREET	SPEEN STREET REALTY CO.	F-M	110354	38199	54843	249	16644
312-236-13C	601 OLD CONN. PATH	SHELL OIL CO.	F-M	18680	2017	10301	47	8284
348-112-01A,01D	494 OLD CONN. PATH	PRIME COMPUTER	F-M	1111210	183524	449350	2042	265826
348-112-01B	490 OLD CONN. PATH	NATIONAL DAIRY PRODUCTS	F-M	398574	282520	282520	1284	0
348-112-02	495 OLD CONN. PATH	OCP GENERAL PARTNERSHIP	F-M	29509	1680	17937	82	16257
348-112-02B	492 OLD CONN. PATH	CENTROS HOUSE LTD. PARTNERSHIP	F-M	253655	74490	154182	701	79692
348-112-03	438 OLD CONN. PATH	SAXONY APTS. INC.	F-M	115824	115824	115824	526	0
348-112-04A	484 OLD CONN. PATH	A.M. REALTY TRUST	F-M	20838	0	12666	58	12666
** Subtotal **				2660394	800308	1391778	6326	591470
** TRAFFIC ZONE 14								
249-152-01,02	21 COCHITUATE ROAD	RAYMOND & RUTH WONG	F-B	6173	0	3086	14	3086
249-152-03	COCHITUATE ROAD	EDWARD F. WILSON	F-B	5555	1462	2778	13	1316
249-152-04,05	COCHITUATE ROAD	ARTHUR & MARGERY FITTS	F-B	13800	1298	6900	31	5602
249-152-06	435 WORCESTER ROAD	FAIR, JAMES & EVA	F-B	9300	0	4283	19	4283
249-152-07	435 WORCESTER ROAD	FAIR, JAMES & EVA	F-B	9300	1588	4460	20	2872
249-152-08	429 WORCESTER ROAD	429 WORCESTER RD RTY TRST	F-B	5800	1000	2615	12	1615
249-152-09,10	WORCESTER ROAD	ARTHUR & MARGERY FITTS	F-B	14565	5700	7282	33	1582
249-152-11	413 WORCESTER ROAD	JUXINH & NG SHEA	F-B	18460	3305	9230	42	5925
249-152-12	407 WORCESTER ROAD	JUXINH & NG SHEA	F-B	19310	3305	9655	44	6350
249-152-13	401 WORCESTER ROAD	JUXINH & NG SHEA	F-B	23230	3200	11615	53	8415
249-152-17	439 WORCESTER ROAD	KD REALTY TRUST	F-B	8915	1260	4386	20	3126
253-153-01	367 WORCESTER ROAD	JOSEPH & ROSE FERRO	F-B	6090	1369	2128	10	759
253-153-02	357 WORCESTER ROAD	OLD TYNG TRUST	F-B	6487	1510	3011	14	1501

FRAMINGHAM
BUILDOUT ANALYSIS - UPPER LIMIT SCENARIO
(for office distribution)

MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
253-153-03	355 WORCESTER ROAD	FEDERAL GLASS & MIRROR CO	F-B	6535	8204	8204	37	0
253-153-04	345 WORCESTER ROAD	FEDERAL GLASS & MIRROR CO	F-B	6584	3500	3500	16	0
253-153-06A	335 WORCESTER ROAD	NEWHOUSE ET AL	F-B	8500	1100	1100	5	0
253-153-12	389 WORCESTER ROAD	WARREN, RAYMOND T.	F-B	15028	1480	7514	34	6034
253-153-13	373 WORCESTER ROAD	CARLETTI, ALBERT	F-B	17120	1800	8560	39	6760
253-153-13A	367 WORCESTER ROAD	JOSEPH & ROSE FERRO	F-B	10624	0	4934	22	4934
253-153-13B	369 WORCESTER ROAD	JOSEPH & ROSE FERRO	F-B	6860	1970	3430	16	1460
253-153-14	381 WORCESTER ROAD	ALBERT & EUGENIA CARLETTI	F-B	8118	1344	3958	18	2614
253-153-15	375 WORCESTER ROAD	ALBERT & EUGENIA CARLETTI	F-B	16750	2975	8375	38	5400
253-153-16	393 WORCESTER ROAD	PAPAUASILION	F-B	19089	3160	9544	43	6384
253-153-17	392 WORCESTER ROAD	PAPAUASILION	F-B	2450	0	637	3	637
254-109-01A	COCHITUATE ROAD	ANDREW & THEMIS KARPOUZIS	F-B	21735	0	10445	47	10445
254-109-02	824 CONCORD STREET	HT REALTY CORP.	F-B	5807	1368	2904	13	1536
254-109-03,04	828 CONCORD STREET	FRAMINGHAM COOP. BANK	F-B	27555	7560	13778	63	6218
254-109-05	846 CONCORD STREET	MICHELSON/GRIFFEN TRS.	F-B	15665	2347	7832	36	5485
254-109-06-09	33 BEACON STREET	ARTHUR & FOTINI GRONTZOS	F-B	30156	11600	15078	69	3478
254-109-10	51 BEACON STREET	NICHOLAS & CATHERINE BELL	F-B	7240	1344	3067	14	1723
254-109-11,12	FAIRBANKS	ARTHUR & FOTINI GRONTZOS	F-B	25445	3177	12722	58	9545
254-109-13-4,20A	216 CONCORD STREET	ARTHUR & FOTINI GRONTZOS	F-B	18340	1248	9170	42	7922
254-109-20	155 COCHITUATE ROAD	ANDREW & THEMIS KARPOUZIS	F-B	23630	4720	11815	54	7095
254-110-01	146 COCHITUATE ROAD	JOHN & SHEILA HARRIS	F-P	1715	1715	1715	8	0
254-110-02	150 COCHITUATE ROAD	FAT REALTY TRUST	F-P	10320	948	3644	17	2696
254-110-09,10,11	160 COCHITUATE ROAD	ROYCE TRUST	F-P	15975	12226	12226	56	0
254-111-02-08	COCHITUATE ROAD	ROYCE TRUST	F-P	39744	0	8934	41	8934
** Subtotal **				507970	98783	244515	1114	145732
** TRAFFIC ZONE 15A								
250-101-01	315 WORCESTER ROAD	SCULOS REALTY TRUST	F-B	16215	4800	8108	37	3308
250-101-19	301 WORCESTER ROAD	S&S REALTY TRUST	F-B	22123	13600	13600	62	0
250-101-25	300 WORCESTER ROAD	S&S REALTY TRUST	F-B	7195	0	3372	15	3372
251-103-01	271 WORCESTER ROAD	271 WORCESTER RD RTY TRST	F-B	10479	1841	5240	24	3399
251-103-02	265 WORCESTER ROAD	ALAN E. SINGER	F-B	10500	970	5250	24	4280
251-103-03	263 WORCESTER ROAD	FEDOR FAMILY TRUST	F-B	10450	0	5225	24	5225
251-103-04	255 WORCESTER ROAD	MABEL G & LEOR FEDOR	F-B	14400	1085	7200	33	6115
251-103-05	247 WORCESTER ROAD	PJRK REALTY TRUST	F-B	16350	1622	8175	37	6553
251-103-06	235 WORCESTER ROAD	FLORIDA REALTY	F-B	27083	6000	13542	62	7542
251-103-08	231 WORCESTER ROAD	JACK B & ILLYANE NGAU	F-B	17397	0	8698	40	8698
251-103-27	277 WORCESTER ROAD	TAG TRUST	F-B	10017	3900	4956	23	1056
251-103-28	275 WORCESTER ROAD	TAG TRUST	F-B	5614	0	2480	11	2480
344-107-01	225 WORCESTER ROAD	225 WORCESTER ROAD INC.	F-B	32616	6684	16308	74	9624
344-107-02	221 WORCESTER ROAD	LEE REALTY TRUST	F-B	9150	2400	4476	20	2076
344-107-03	215 WORCESTER ROAD	CAROB REALTY TRUST	F-B	9150	2400	4476	20	2076
344-107-04	209 WORCESTER ROAD	CHAS & IDA GREEN	F-B	9132	2208	4503	20	2295
344-107-05	205 WORCESTER ROAD	CHAS & IDA GREEN	F-B	14570	1900	7285	33	5385
344-108-12,14B	251 COCHITUATE ROAD	JOHN & CATHERINE BRIASCO	F-B	42735	13546	21064	96	7518
344-108-14,13,15	257 COCHITUATE ROAD	T.D. STEELE	F-B	31771	10864	15886	72	5022

FRAMINGHAM
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MAP & LOT NO.	ADDRESS	OWNER	LAND USE ZONE	LOT SIZE (ft)	BLDG AREA (ft)	ULT. BLDOUT SQ FT	ULT. BLDOUT EMPLOY	RESID. SQ FT
344-108-14A,17	259 COCHITUATE ROAD	CHARLES T. DEMARTINI	F-B	56439	3282	28220	128	24938
344-108-18,G,19D	GREENVIEW STREET	CAMELOT REALTY TRUST	F-B	549306	25110	274653	1248	249543
344-108-18B	345 COCHITUATE ROAD	FARLEY REVOCABLE TRUST	F-B	160960	13272	80480	366	67208
344-108-18CD,19C	341 COCHITUATE ROAD	DORIAN PLAZA ASSOC.	F-B	217800	67754	88905	404	21151
344-108-18E	343 COCHITUATE ROAD	MCCARTHY, FARLEY, & LAVIN	F-B	47430	4416	23715	108	19299
344-108-18F	343 COCHITUATE ROAD	MCCARTHY, FARLEY, & LAVIN	F-B	19367	104480	104480	475	0
344-108-19A,18A	121 WORCESTER ROAD	COMMANDER CORP & ELEANOR REALTY CO.	F-B	489622	104480	244811	1113	140331
344-108-19B	WORCESTER ROAD	HANNA ET AL & SHAY	F-B	14630	0	7315	33	7315
344-108-20A	155 WORCESTER ROAD	FARLEY IRREVOCABLE TRUST	F-B	278528	134370	139264	633	4894
344-108-23A	85 WORCESTER ROAD	HANNA ENTERPRISES FRAMINGHAM TRUST	F-B	22600	17010	17010	77	0
344-108-24	113 WORCESTER ROAD	KEN'STEAK HOUSE	F-B	136335	15067	68168	310	53101
** Subtotal **				2309964	563061	1236865	5622	673804
** TRAFFIC ZONE 15B								
344-108-22AB,20	1 WORCESTER ROAD	EQUITABLE LIFE ASSURANCE	F-B	3086748	768828	1543374	7015	774546
344-109-21A	COCHITUATE ROAD	SHOPPERS WORLD INC.	F-B	10965	0	5482	25	5482
** Subtotal **				3097713	768828	1548856	7040	780028
** TRAFFIC ZONE 15C								
344-109-21,22,CD	417 COCHITUATE ROAD	EQUITABLE LIFE SHOPPERS WORLD	F-B	4058449	0	861534	3916	861534
344-109-22E	COCHITUATE ROAD	EQUITABLE LIFE SHOPPERS WORLD	F-B	141907	41086	70954	323	29868
344-110-01,2C,2B	COCHITUATE ROAD	GENERAZIO REALTY	F-M1	13967	5786	5786	26	0
344-110-02	COCHITUATE ROAD	QUESTAS REALTY	F-M1	30000	9188	9600	44	412
344-110-03	COCHITUATE ROAD	GENERAZIO & ACTON	F-M	48350	24550	26488	120	1938
344-110-03A	COCHITUATE ROAD	BICKNELL INC.	F-M1	30025	10000	10000	45	0
344-110-03B	COCHITUATE ROAD	RT. 30 REALTY TRUST	F-M1	21630	4590	6922	31	2332
** Subtotal **				4344328	95200	991284	4505	896084
** TRAFFIC ZONE 15D								
347-111-01	COCHITUATE ROAD	TOWN OF FRAMINGHAM	F-P	11573	0	2934	13	2934
347-111-02	869 CONCORD STREET	JAMES D. KINKEAD	F-P	13000	1851	3294	15	1443
347-111-03	873 CONCORD STREET	MARCEL REAL ESTATE TRUST	F-P	12200	3617	3919	18	302
347-111-04	CONCORD STREET	FIRST CHUCH OF CHRIST SCIENTIST	F-P	11300	0	3533	16	3533
347-111-05,06	CONCORD STREET	FIRST CHURCH OF CHRIST SCIENTIST	F-P	28845	0	10446	47	10446
347-111-07	222 COCHITUATE ROAD	ALESSANDRO PIGA	F-P	11883	11883	11883	54	0
347-111-08	236 COCHITUATE ROAD	MCCARTHY REALTY TRUST	F-P	15038	1368	4270	19	2902
347-111-09	246 COCHITUATE ROAD	OWEN & MARGARET MARTIN	F-P	13950	2308	4616	21	2308
347-111-10	252 COCHITUATE ROAD	GEORGE PIGA	F-P	12550	0	4545	21	4545

FRAMINGHAM
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347-111-11,11E	947 CONCORD STREET	COMMONWEALTH CENTER TRUST	F-P	64055	17756	23196	105	5440
347-111-11A	CONCORD STREET	COMMONWEALTH CENTER TRUST	F-P	124219	27663	44984	204	17321
347-111-11B	983 CONCORD STREET	COMMONWEALTH CENTER TRUST	F-P	139392	23136	50478	229	27342
347-111-11C,D	254 COCHITUATE ROAD	CASPAR REALTY TRUST	F-P	40580	2656	14695	67	12039
347-111-12	270 COCHITUATE ROAD	CAPE COD REALTY TRUST	F-P	54210	4430	19631	89	15201
347-111-13,14	330 COCHITUATE ROAD	ELJOHNAN INC.	F-P	248700	44112	90062	409	45950
347-111-15	260 COCHITUATE ROAD	COMMONWEALTH CENTER TRUST	F-P	100696	22926	36465	166	13539
347-111-16	969 CONCORD STREET	BROSSI CONSTRUCTION CO.	F-P	138594	19327	50189	228	30862
349-111-01B	694 COCHITUATE ROAD	ALBERT ROUSSEAU JR.	F-M1	45085	0	14427	66	14427
349-111-01C	650 COCHITUATE ROAD	ALBERT ROUSSEAU JR.	F-M1	163740	0	52397	238	52397
349-114-01A	696 COCHITUATE ROAD	ALBERT ROUSSEAU JR.	F-M1	27250	0	8720	40	8720
349-114-02,3A,4A	111 SPEEN STREET	ICM PROPERTY INVESTORS	F-M1	286163	22204	91572	416	69368
349-114-03	85 SPEEN STREET	NEEDHAM-SPEEN REALTY	F-M1	23204	2742	7425	34	4683
349-114-06A	183 NEWBURY STREET	FRAMINGHAM NEWBURY LTD. PARTNERSHIP	F-M1	52677	56798	56798	258	0
349-114-07	NEWBURY STREET	FRAMINGHAM NEWBURY LTD. PARTNERSHIP	F-M1	55021	0	24959	113	24959
349-114-07B,06M	NEWBURY STREET	ZAYRE EIGHT REALTY CORP.	F-M1	375665	0	120213	546	120213
349-114-08,08A-F	SPEEN STREET	ZAYRE EIGHT REALTY CORP.	F-M1	487655	0	53202	242	53202
349-114-09	NEWBURY STREET	FRAMINGHAM NEWBURY LTD. PARTNERSHIP	F-M1	13973	0	4471	20	4471
349-114-10	185 NEWBURY STREET	KATHLEEN BROWN	F-M1	8385	1259	2683	12	1424
349-114-11	BURR STREET	WORCESTER TERMINAL CORP.	F-M1	185003	0	59201	269	59201
349-114-12	BURR STREET	WORCESTER TERMINAL CORP.	F-M1	169570	0	54262	247	54262
349-114-15	BURR STREET	WORCESTER TERMINAL CORP.	F-M1	19024	0	8429	38	8429
349-114-16A	BURR STREET	WORCESTER TERMINAL CORP.	F-M1	63587	0	20348	92	20348
350-116-02,BCDH	NEWBURY STREET	ZARELLA RLTY TRUST/FOLEY	F-M1	495276	0	158488	720	158488
350-117-01,AB,06	490 COCHITUATE ROAD	THE FRAMINGHAM TRUST	F-M1	109430	3440	35018	159	31578
350-117-02	139 NEWBURY STREET	N & D ASSOCIATES	F-M1	183541	22880	58733	267	35853
350-117-02A,04	500 COCHITUATE ROAD	COMMONWEALTH CENTER TRUST	F-M1	113942	16560	36461	166	19901
350-117-02B,10	COCHITUATE ROAD	COMMONWEALTH CENTER TRUST	F-M1	78603	0	25153	114	25153
350-117-03	10 BURR STREET	ALPER & SONS INC.	F-M1	43488	22273	22273	101	0
350-117-05	14 BURR STREET	BURR STREET REALTY TRUST	F-M1	56175	8181	17976	82	9795
350-117-08	125 NEWBURY STREET	MELCO CORP. OF MASS.	F-M1	127499	62133	62133	282	0
350-117-11	510 COCHITUATE ROAD	AMABILE REALTY	F-M1	188202	28338	69134	314	40796
350-118-01,01E	400 COCHITUATE ROAD	WHITTIER MALL ASSOC.	F-M1	582324	342253	342253	1556	0
350-118-01A	235 OLD CONN. PATH	COMMONWEALTH CENTER TRUST	F-M1	270072	88451	88451	402	0
350-118-01B	COCHITUATE ROAD	NEW ENGLAND TELEPHONE	F-M1	406651	0	130128	591	130128
350-118-01D	25 NEWBURY STREET	ARITECK CORP.	F-M1	478292	77628	153053	696	75425
** Subtotal **				6150282	938173	2157501	9802	1219328
** TRAFFIC ZONE 21								
068-135-01	300 WORCESTER ROAD	CASMAR REALTY TRUST	F-B	6111	1298	2755	13	1457
068-135-02	298 WORCESTER ROAD	FRANK J. SCHIAPPA	F-B	5185	1450	2300	10	850
068-135-03	296 WORCESTER ROAD	BELLORA FAMILY TRUST	F-B	5179	1600	2300	10	700
068-135-04	292 WORCESTER ROAD	BELLORA FAMILY TRUST	F-B	5173	1854	2271	10	417

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068-135-05	290 WORCESTER ROAD	BELLORA FAMILY TRUST	F-B	5168	1650	2272	10	622
068-135-06	288 WORCESTER ROAD	BELLORA FAMILY TRUST	F-B	5162	0	2272	10	2272
068-135-07	282 WORCESTER ROAD	S.E.M. REALTY TRUST	F-B	10721	0	5196	24	5196
068-135-22	314 WORCESTER ROAD	A.C.S. DEVELOPMENT	F-B	3529	0	1078	5	1078
068-135-23	314 WORCESTER ROAD	A.C.S. DEVELOPMENT CORP.	F-B	3448	0	1108	5	1108
068-135-24	314 WORCESTER ROAD	A.C.S. DEVELOPMENT CORP.	F-B	5832	0	2768	13	2768
068-135-25	314 WORCESTER ROAD	A.C.S. DEVELOPMENT	F-B	6808	4476	4476	20	0
068-135-26	312 WORCESTER ROAD	CHARLES H. BRACKEN	F-B	6931	1154	3288	15	2134
068-137-01	280 WORCESTER ROAD	S.E.M. REALTY TRUST	F-B	59928	52800	52800	240	0
068-137-02	268 WORCESTER ROAD	JANE & HUA-CHEN CHEUNG	F-B	6474	0	3000	14	3000
068-137-03	250 WORCESTER ROAD	PAUL A ROBERTS & ROBERT MOISAN	F-B	8629	1612	4243	19	2631
068-137-07	266 WORCESTER ROAD	JANE & HUA-CHEN CHEUNG	F-B	9957	1163	4978	23	3815
087-140-05	240 WORCESTER ROAD	BUSINESSLAND INC,	F-B	25382	4914	12691	58	7777
087-140-11	248 WORCESTER ROAD	KENNETH MONTANA	F-B	9825	2576	4912	22	2336
087-141-01	220 WORCESTER ROAD	CABOT HOUSES OF FRAMINGHAM REALTY TR.	F-B	268294	124630	134147	610	9517
088-142-01	60 WORCESTER ROAD	NORTHEAST MOTEL	F-B	37160	24000	24000	109	0
088-142-01A	70 WORCESTER ROAD	GIOVANNIS, INC	F-B	20637	1629	10318	47	8689
088-142-01B	60 WORCESTER ROAD	FRANKLIN ELLIS TRUST	F-B	52485	13600	26242	119	12642
088-142-01C	50 WORCESTER ROAD	LEONAR FOREMAN, INC.	F-B	37160	34250	34250	156	0
088-142-02	86 WORCESTER ROAD	CONSULATE REALTY TRUST	F-B	179605	52620	89802	408	37182
088-142-04	100 WORCESTER ROAD	EUGENE TRUST	F-B	8180	7500	7500	34	0
088-142-05	90 WORCESTER ROAD	WESTPARK TRUST	F-B	162478	0	69471	316	69471
088-142-05B	130 WORCESTER ROAD	WORCESTER RD. SIXTH TRUST	F-B	3155	0	0	0	0
088-142-05C	90 WORCESTER ROAD	MAININI PROPERTIES, INC.	F-B	69260	27060	27060	123	0
088-142-07	120 WORCESTER ROAD	HOWARD JOHNSON COMPANY	F-B	58250	80115	80115	364	0
088-142-07A	130 WORCESTER ROAD	SIXTH TRUST	F-B	134275	39600	67138	305	27538
088-142-07B	130 WORCESTER ROAD	SIXTH TRUST	F-B	21575	60054	60054	273	0
088-142-09	150 WORCESTER ROAD	TRITON INDUSTRIES INC.	F-B	102400	24000	51200	233	27200
088-142-10	140 WORCESTER ROAD	G.G. & H REALTY TRUST	F-B	16800	1505	8400	38	6895
088-142-14	180 WORCESTER ROAD	CABOT HOUSE & FRAMINGHAM RLTY TRUST	F-B	261424	0	130712	594	130712
088-142-14A	2 WORCESTER ROAD	COGAN, DAVID	F-B	134	0	0	0	0
088-142-14B	2 WORCESTER ROAD	NORTHEAST MOTEL	F-B	5000	0	2164	10	2164
175-001-01	350 WORCESTER ROAD	CATHOLIC FAMILY COUNSELING INC. BOSTON	F-B	180338	9012	90169	410	81157
175-001-04	400 WORCESTER ROAD	COMM OF MASS, ARMORY COMMISSION	F-B	192945	35600	96472	439	60872
175-001-05	450 WORCESTER ROAD	COMM OF MASS, DEPT OF PUBLIC SAFETY	F-B	1153904	96700	576952	2623	480252
** Subtotal **				3154901	708422	1700874	7732	992452
*** Total ***				23258459	4537782	10020598	45545	5482816